

INVERNESS MASTER HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes - September 16, 2014

The meeting was called to order by President Art Fleet at 7:01 p.m.

Directors present:

Art Fleet (Kerry Downs/Heather Point)
Liz Bishop (Country Club Village)
Jan Jones (Adam Brown)

Lindsay Mardick (Woodford)
Sallie Cox (Selkirk)
Bobby Boyd (Kirkwall)

Directors absent:

Mat Adams (Inverness Point)
Jim Alexander (Inverness Green)
A quorum was present.

Jim Shaw (Summerwood)

Treasurer's Report: Bobby Boyd presented the treasurer's report reflecting income and expenses. Our unpaid dues are decreasing and we have good reserves. It's time to go ahead and work on neighborhood and IMHA budgets. Hopefully all budgets will be completed by November 1.

Motion to approve Treasurer's Report:

Motion: Lindsay Mardick Second: Jan Jones

Approval of September 16, 2014 Minutes:

Minutes of the last meeting were approved without objection.

Motion to approve minutes:

Motion: Art Fleet Second: Bobby Boyd.

New Business:

Lighting the entrance: John Mardick discussed a proposal to add lighting at the Valleydale Road entrance to Inverness and displayed exemplar bronze fixtures. Three illuminating lights were proposed to be added to each side (on risers) that can be changed to adjust for plantings. A live outlet was also added for use as necessary. In the event the monument needed to be moved later due to road widening the cost would be very minimal. The LED lighting would make the entrance more appealing.

Motion to approve installation:

Motion: Jan Jones Second: Liz Bishop, Bobby Boyd. The motion passed without objection. Lindsay Mardick abstained.

Manager's Report: Jennifer Spivey reported several more homes were sold last month and houses seem to be moving. The collections attorney has also made very good progress. A new assistant has been hired. Jennifer received 674 emails over the past month; budget information was distributed; Directors with questions or needed additional information should contact Jennifer.

Sheriff's Department - A deputy sheriff was present and answered questions and gave a brief update on county status. Among other things he indicated they have filled 8 new spots and expect to have 3-4 new deputies on duty by the end of the year. This addition to the work force is necessary to meet the growth of the county. He also answered questions on current gun laws.

Kerry Downs/Heather Point event: Art Fleet reported on plans for the next low country boil in Kerry Downs. All directors are invited to attend the outing on November 1.

Student Workers - The blast email circulated at the beginning of the summer providing information on Inverness young people available to provide services to the neighborhood was successful and well received. Sallie Cox will draft a blast message to determine who may be available to provide fall services.

Management Company Contracts/Landscaping Contract: RFPs have been sent out to (1) Premier; (2) Neighborhood Management (Eddleman), Rowland and Boothby Realty. Lindsay and Art met with the companies and we expect responses in by October 3.. When responses have been received arrangements will be made to conduct interviews as necessary.

Billing Procedures: Bills will go out in December and dues will become delinquent on January 31. The annual meeting will be in February and at the March meeting it is anticipated the Board will review/discuss unpaid accounts, any unusual circumstances and/or payment plans that may be in place, and on April 15 place liens. Being consistent will help homeowners know what to expect, and the board can always address issues that come up at any meeting.

Motion to adopt billing procedures:

Motion: Jan Jones Second: Liz Bishop. The motion passed without objection.

Annual Meeting: February 3rd is the Board's first choice for the meeting, with February 10 as an alternative date. Jennifer is to check with First Christian Church for availability.

Motion to set dates for the annual meeting as indicated above:

Motion: Lindsay Mardick Second: Jan Jones. The motion passed without objection.

There being no further business, the meeting adjourned without objection at approximately 8:02 p.m.

Date: 10/22/2014

/s/ Sallie V. Cox
Sallie Cox, IMHA Secretary